

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – March 10, 2010
Fresno City Hall, Room 2165 A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:06 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Sandy Cha, Commissioner	Absent: Izzy Einsidler, Commissioner
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent: Keith Bergthold, Assistant Director Planning and Development Department
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B. COMMUNICATIONS

1. A special meeting is scheduled for Tuesday, March 16, 2010.
2. Item D3 under General Administration was removed from the agenda.

C. APPROVAL OF MINUTES

Minutes of February 24, 2010 were approved as presented.

D. GENERAL ADMINISTRATION

1. RECOMMEND APPROVAL OF AMENDMENT NO. I TO THE HOME PROGRAM AGREEMENT WITH MARKO CONSTRUCTION GROUP, INC. FOR MAJOR REHABILITATION OF AN AFFORDABLE HOUSING DUPLEX AT 164 NORTH ECHO STREET TO EXTEND COMPLETION DATE

Corrina Nunez, Housing and Community Development Division, provided the report to commissioners. The developer of the project requested an extension to the project completion date to June 30, 2010 and as a result, a revision to the note to commence payment beginning June 30, 2011. The extension is requested due to extensive structural damage to the interior of both cottages, which require additional framing to meet current building standards, extensive lead abatement and availability of materials. No discussion followed.

Motion: Motion was made to recommend approval of item D1 by Vice Chair Rodriguez

Second:	Commissioner Davoli seconded the motion.
Ayes:	Cox, Rodriguez, Harrington, Davoli, Singh, Cha
Noes:	None
Abstain:	None

2. RECOMMEND APPROVAL OF AMENDMENT NO. I TO THE HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM AGREEMENT BETWEEN THE CITY OF FRESNO AND THE HOUSING AUTHORITY OF THE CITY OF FRESNO TO INCREASE AVAILABLE FUNDING BY \$42,018 AS PROVIDED FOR THE BY THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) UNDER THE 2009 AMERICAN RECOVERY AND REINVESTMENT ACT

Gregory Barfield, Homeless Prevention and Policy Manager, provided the report to commissioners. Mr. Barfield

provided background information on the project. HUD allows each jurisdiction to utilize up to 5% of their allocation for administrative fees. Staff inadvertently identified funds that exceed the amount allowed by HUD to provide program administration over the three year period. The changes will not affect the City's ability to administer the program, but will provide additional services to the homeless by the Housing Authority. Commissioner Cha inquired about the process for selecting the Housing Authority to receive the additional funds. Mr. Barfield explained that the Housing Authority was chosen due to their ability to serve the general population.

Motion: Motion was made to recommend approval of item D2 by Commissioner Harrington

Second: Commissioner Cha seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Cha

Noes: None

Abstain: None

3. Item D3 was removed from the agenda by Nicole Zieba.

4. RECOMMEND TO THE REDEVELOPMENT AGENCY BOARD THAT THE AGENCY AUTHORIZE \$370,000 FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS, INCLUDING AN ASPHALT OVERLAY ON CLOVIS AVENUE BETWEEN SHIELDS AND GARLAND AVENUES, AND MAKE FINDINGS UNDER REDEVELOPMENT LAW SECTION 33445 THAT THE AGENCY MAY PAY FOR THE COST TO INSTALL AND CONSTRUCT PUBLICALLY OWNED IMPROVEMENTS ADJACENT TO THE AIRPORT AREA REVITALIZATION PROJECT AREA

Jeff Krueger, Redevelopment Agency, provided the report to commissioners. Mr. Krueger provided background information on the project. A correction to the Executive Summary of the staff report was made to read: Federal funds for infrastructure improvements totaling \$692,000. Commissioner Harrington inquired about any adjustments to the RDA budget due to the additional funds being requested. Mr. Krueger explained that the item was included in the FY09-10 budget under the Airport Area Revitalization Redevelopment Project Area. Vice Chair Rodriguez was concerned with the use of funds in an area adjacent to a revitalization area. Mr. Krueger explained that the City's Public Works department was in need of funds to complete the project.

Motion: Motion was made to recommend approval of item D4 by Commissioner Davoli

Second: Commissioner Singh seconded the motion.

Ayes: Cox, Harrington, Davoli, Singh, Cha

Noes: None

Abstain: Rodriguez

5. APPROVE AMENDMENT NO. 1 TO THE HOME PROGRAM AGREEMENT BETWEEN THE CITY OF FRESNO AND BASTIAN COURT LP TO INCREASE THE HOME FUNDING AMOUNT BY \$950,000 AND EXTEND THE PROJECT'S COMPLETION DATE

John Robertson, Housing and Community Development Division, provided the report to commissioners. Mr. Robertson provided background information on the project. The amendment will increase the HOME total loan funding to \$3,050,000 and extend the projects completion date to April 30, 2012. Claudia Cázares assisted in answering commissioners questions. Vice Chair Rodriguez was concerned with the cost per unit. Mr. Robertson informed commissioners that the cost per unit is \$251,766. Commissioner Cha inquired about the likelihood that the project will be awarded tax credits. Ms. Cázares explained that the project is contingent upon receiving Tax Credit financing. If the developer is not awarded tax credit funding it plans to re-apply in the next round of funding. Staff is confident Mission Housing will be awarded Tax Credit funds specifically for non-profits. Ms. Cázares informed commissioners that the Better Business Act review is not triggered because the amount of additional funding is below \$1,000,000 and the project was approved before the Better Business Act review took affect. Jaime Gonzales, Mission Housing assisted in answering commissioners' questions. Mr. Gonzales informed commissioners that they have secured a third party investor. Commissioner Davoli inquired about the size of community space. Mr. Gonzales informed commissioners that the entire courtyard is community space and there is 8,500 square feet of commercial space on the first floor.

Motion: Motion was made to recommend approval of item D5 by Vice Chair Rodriguez
Second: Commissioner Singh seconded the motion.
Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Cha
Noes: None
Abstain: None

E. INFORMATIONAL REPORTS

Ms. Cázares invited Commissioners to attend the NSP grand opening on March 15, 2010.

F. COMMISSIONERS' ITEMS

Vice-Chair Rodriguez inquired about his request to have a representative from California Legal Services attend HCDC meetings.

Commissioner Davoli expressed her opinion regarding the benefits of a high density project justifying a higher cost per unit project.

G. UNSCHEDULED ORAL COMMUNICATIONS

Commissioner Harrington expressed his concern with the costs to prepare and staff a special HCDC meeting when the City is going through budget cuts.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **March 24, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:46 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development